MESSRS. DAY AND DAVIES.

A Glimpse of Shakespeare Avenue, Which Runs Through the Huber Property

In Beach Avenue Three Blocks from Schrenkeisen Property

Nearer to Solution of

f the various city departments are lieve him of all further annoyance, radually being eliminated in the for- cept for an occasional visit of a sulation of a bill which will shortly be department, to ascertain whether

of Real Estate and Allied Organizations for the express purpose of endeavoring to effect such a compromise.

T. Mortimer and Robert E.

Association.

FIRST PRESIDENT

Transit Propositions to the P. S. Commission.

gion av. line to 42d st., Manhattan

Also sold the Montrose Farm, held at \$12,000, near Poughkeepsie, to F. J. Dessolr, also of this city, and the Colvell farm, held at \$12,000, near Patterson, N. Y. to an architect of this city.

Also sold the M. W. Delahunt Farm, as Byram Lake, near Mount Kisco, to the Hoir Name Convent, of Brooklyn, for a training school for girls. The Property was held at \$12,000.

Other recent sales by the firm are: A hotal at Rosendale, N. Y., to M. Oscorne, of Freeport, N. Y.; a seventy-the acre farm, near Kingston, N. Y.; to M. Oscorne, of Freeport, N. Y.; a seventy-the acre farm, near Kingston, N. Y.; to M. Oscorne, of Freeport, N. Y.; a seventy-the acre farm, near Kingston, N. Y.; to M. Oscorne, of Freeport, N. Y.; a seventy-the acre farm, near Kingston, N. Y.; to M. Oscorne, of Freeport, N. Y.; to M. Oscorne, of Freepo

Plan L. I. Apartment Buildings. Shampan & Shampan have filed plans wis far five apartment buildings to be I trecked on the east side of Steinway of \$1,235 feet north of Broadway, Long the sland City, for the 20th Avenue Real-y Company, as owner.

and 11th Av., Opposite

Over 1,000 Persons at Improved Type of Apart-Launching of West Bronx ments To Be Built in the Dyckman District.

H. D. PATTON CHOSEN PLOT IS AT 238TH ST. AND BROADWAY

Organization to Present Rapid Irving Judis Purchases the Dayton Court, on Fort Wash-

Fordham Club on Friday the principal feature yesterday of the

d. Patton is no street.

The property was held at \$250,000 by the selling company, which acquired the selling company, which acquired the selling company which acquired the selling company that year from the Oaklawn Corposed active in various at Ely Maran built the structure. years, and during to last year from the Oaklawn Corpoeen active in varibeen active in the Oaklawn Corporation in an exchange transaction.

Harris & Ely Maran built the structure a few years ago, and it was the
tion. He once ran
Patton was graduversity of Western
the New York Law
the prime of life.

29 Cedar st.

Horace S. Ely & Co. have sold to a
Structure in that section.
Horace S. Ely & Co. have sold to a
Structure in the Oaklawn Corpotration in an exchange transaction.
Harris & Ely Maran built the structure a few years ago, and it was the
Council Working to Bring All Interests Together—
What Mayor's Committee Has Done.

What Mayor's Committee Has Done.

By THE ADVISORY COUNCIL. inspection evil. The goal desired is

story American basement private dwelling, on a lot 15x80.9 feet, 256 West 105th st., between Broadway and

GRAND BOULEVARD,-H. A. Doug-las & Co. have sold 2392 Grand Boule-vard and Concourse, 166 feet north of 184th st. to a builder for improve-

y-five-foot frontage on Ryer av.

feet north of 42d st.

TAKES STEP UPWARD

The property was held at appointed agents for 454 Broadway and 28 West Seventy-second Street.

G. A. Kaven, formerly of the legal department of the Lawyers' Title and Trust Company, has become associated with S. Osgood Pell & Co.

with S. Osgood Pell & Co.

Frank D. Veiller negotiated the sale of 6 and 8 West Fifty-seventh Street, the former J. S. Kennedy estate proparty sold for August Heckscher to

nursery, an apartment devoted to housekeeping, in which cooking dress-making and other forms of domestic

Latest Model Tenement House

It is the Emerson, at 53d St. having among other features a day

De Witt Clinton

-k.

The Emer.

ent. at 53d st. and the service of all the tenants. There have and next door to the achol of steam-heating system for the entire and model structure of its kind.

Regarding this structure and the more with its cleans.

NEW OCCUPANT FOR WELL REPRESENTED AT WASHINGTON BROOKSIDE AT RYE

Queens Had Able Spokesmen at George Arents, Jr., Rents Estate

Subriban Land Company Sales.

The New York Suburden Land Company Sales.

William A. White & Sons have been appointed agents for the property is one proposed future express station. In addition to Congressman Charles you was taking an active part among the New York property of Least Broak, the Borough of Broak Water Least Company Sales.

The Suburden Land Company Sales.

William A. White & Sons have been appointed agents for the property Seven Company Sales.

William A. White & Sons have been appointed agents for the property Seven Company Sales.

William A. White & Sons have been appointed agents for the property Seven Company Sales.

William Sales Seven Company Sales Seven Sales Seve

Kills canal.

TO JOIN COLONY Over-Inspection Problem

Rome Metallic Bedstead Co. Will Occupy Place at Degnon Terminal.

The building to be built in Long Isl-BY THE ADVISORY COUNCIL. inspection evil. The goal desired is and City for the Rome Metallic Bed-The various factors which during the primarily to unify inspections, whether executed by borough or central departogen bill caused such divergent opinments. The owner should be entitled

at the Grand Central Station. For neighbors in the Degnon Terminal tically every block in the Degnon Ter-Hugh J. Grant Square (the location of

Charles F. Noyes Company.

Edwin C. Benedict has been elected and director of the Charles F. Noyes Company.

Batson Farm Agency reports a quick market for farms. It has recently sold the Norman W. Sherow Farm of 150 acres, three miles from Poughkeepsic, N. T., to a Wall Street broker. The Labor, Labor,

INVESTS AT ST. GEORGE

Florence L. Davis Now Owns Fine Stuyvesant Place Property.

Harbors and Rivers Congress.

Queens Borough was well represented the cld Parsons residence, known as the National Rivers and Harbors Congress held in Washington last week. In addition to Congressman Charles Pope Caldwell from Queens, who is taking an active part among the New York representatives, there were pressured to the Construction of his new residence, on Lincoln av., Rye. This place consists of about thirty two acres, magnificent old trees and Manhattan and the whole of Hudson County, N. J., from Bayenne to Jersey White Plains rd., a 100-foot thorselve of the first in St. George, commanding an unobstructed view of New York Bay. The Borough of Brooklyn and distance of three blocks, with additional frontages in Gleason, Watson and Ludiow avs.

Wesant Place Property.

J. Sterling Drake has sold for Katherine Allen to Florence L. Davis, the property known as 8 Stuyvesant place Property.

St. George, a plot 55x180, with a large four-story dwelling of four-teen rooms. The location of the property is one of the finest in St. George, commanding an unobstructed view of New York Bay. The Borough of Brooklyn and Manhattan and the whole of Hudson County, N. J., from Bayenne to Jersey White Plains rd., a 100-foot thor-



SCENES NEAR THE BRONX PROPERTIES TO BE SOLD ON TUESDAY AT AUCTION BY VIEWS OF EXPERT ON BIG LOT SALE

In Discussing Bronx Offering He Says New Routes Mean Higher Values.

HOW OPERATORS **GATHER PROFITS**

Highest Bidders Will Get on Tuesday the Schrenkelsen-Huber Holdings.

"Here in the City of New York, where there is an overflowing, seething metropolitan population of about 7,500, 000, the near completion of two great transit lines through the east and the ment of the areas along their route and of the influx of population their isays a realty expert in pointing out the unusual attractiveness of the 241 lots of the Schrenkeisen and Huber properties, to be sold on next Tues-day, December 14.

He added: "In the past each and every transit line constructed in the city has been the means of making money for these classes of real estate operators; those who bought in activi-

JOIN COLONY

IN L. I. CITY

The Course of its construction and those who 'followed suit' when service had begun and values had advanced to a level in keeping with the gradual absorption and improvement of the land available during the construction period.

"The 'time to buy' and the 'time to sell' is all a matter of personal judgment, based on close observation of the trend of building and population. But the fact remains that real estate, situated directly on the line of, or adjacent to new transit lines, never in the history of New York or any other city has been worth less after the operation of rapid transit than before. "On the other hand, practically every big fortune that has been accumulated through real estate investments owes a large part of its increase to the increment in values obtained through the medium of increased transit facilities."

"Present and prospective investors in real estate, facing at least a decade." The structure will be three stories high, and will be put up by the Degnon Realty and Terminal Improvement Company on the block bounded by Anable av., Nott and Creek sts. The building is to cover an area of 404 feet Huber by Joseph P. Day and J. Claring is to cover an area of 404 feet frontage and 100 in depth.

The property is at the centre of the Degnon Terminal, and adjoins the Long leiand City end of the new Queensboro subway, now in operation from 42d st. to Long Island City and to be connected at the connected at the

ROBERT A. WRIGHT.



experience with a view to their strate as they are on or mendiately adjacent to the principal Rhemmond 247.512 101.403 Brooklyn-Bronx Trade.

Frank A. Seaver & Co. have sold plot-feet wide thoroughfares, junction Totals 11.888.807 14.207.009 plot of twelve lots, being the block from the south side of 85th st mmediately adjacent to the principal 100-feet wide thoroughfares, junction points, future business centres and, as has proved to be the case, within close proximity to one or more stations on the new River-Jerome av. elevated extension of the dual rapid transit system. Mr. Huber's holdings, consisting of fifty, ix lots, divided into seven groups, lie between the 162d and 170th sts. stations in Jerome, Anderson and Boscohel avs. and adjacent thereto.

The sale next Tuesday will begin at 10:30 o'clock in the morning, and will be an interesting test of the early winter lot selling market at auction.

According to Messrs, Davies and Day, the outlook is for a day of bargain buying and rich rewards.

A Fieldston Garage.

Charles Otis is constructing a modulation of the principal and the provided and as has proved to be the case, within close proximity to one or more stations on the new River-Jerome av. elevated extension of the dual rapid the block front on the south side of 85th st., from Seventh to Tenth av., Dyker Heights. The sale was made for the fields to five the ward & lon, to the Alfred Peats Company, of New York, Chicago, Boston and Newark, building now nearing completion at 24 and 26 Central av., Newark.

A Fieldston Garage.

Charles Otis is constructing a modulation of the lock in part payment the two-family house, 512 East 183th rt., The Bronx.

Has Bigger Great Neck Site.

Clara Lee March has purchased through her broker, Frank Crowell, an additional two acres, added to her presidence at Fieldston, Riverdale-on-Hudson.

Totals New York City

MEAL ESTATE FOR SALE NEW JERSEY.

A RARE BARGAIN-\$7,500 Terms to Suit Responsible Purchaser. Artistic All-Year Country Home

Near the Water-Actual Water Rights.

WESTCHESTER COUNTY. Plots of Varying Size and Price.

Edgemont Estate

SCARSDALE We stehester County's Ideal Home Community

Nearly 150 Acres of high, wooded land overlooking and bordering on

utes' waik of Scarsdale Station.
Macadam Roads. Sidewalks,
Sewers, Electric Lights, etc. 18
miles out—34 minutes by all-Electric Service from Grand Central
Terminal—over 60 trains daily.
For Particulars Apply

827 8th Are. N. V.

ish Marvin or Station Park.

NEW JERSEY.

THE PRUDENT CITIZEN

North Jersey Title Insurance Co.,
HACKENSACK, N. J.
N. T. Rep., Glein E. Caror, 61 Broadway.

PINANCIAL PLAN FOR PURCHASE

FURNISHED ROOMS TO LET. WEST SIDE WEST \$4TH ST. 31-31 For BACHELOB Single or double; hotel service; speci rates Baths, phones elecator, steam; mo-crn; freproof; restaurant.

FURNISHED APARTMENTS TO LET

THE SEVILLIA, Apartment Hotel

UNFURNISHED APARTMENTS TO LET

22D ST., 218 WEST

Scovill Manufacturing Company, of Waterbury, Conn., for the construction

of a five story building, 70x352 feet, lo cated on East Main st., Waterbury

beam and girder type, with brick cur

Client of Stoddard & Mark To Build Apartment on Plot.

Stoddard & Mark, attorneys, acting

for a builder, purchased at auction yesterday for \$106,550 the four four-story dwellings at 30 to 36 West Seventieth Street. A nine-story apartment will be erected on the site.

Street. A nine-story apartment will be erected on the site.

The houses occupy a combined plot 79.6 by 100.5 feet, located 350.6 feet west of Central Park West, and were sold in a partition action brought by W. H. Hamilton against Eben Goodwin and others. The city assesses the property at \$123,500. Joseph P. Day was the auctioneer.

The sale attracted to the Vesey Street salesrooms many prominent operators and builders, and the bidding was spirited. A bid of \$102,000 was first made, and was followed with a number of small increases, until it reached the knockdown figure. Sidney Sonn, of Sonn Brothers, was among the bidders.

BUILDING GAIN 70.3 PER CENT

Estimated Cost of Work Planned in 79 Cities Last Month \$56,333,078.

TOTAL FOR NOVEMBER. 1914, WAS \$33,073,525

Greater City a Large Participant in This Revival of Construction Operation.

Evidence of a further recovery in the building industry is provided by the building permits taken out during Norember, the total according to returns building departments of seventy-nine Manhattan factory and doing a world business, will be at the Degnon Terminal, where many big industries are being located. It leased the building dual rapid transit system may be expended to the same month last year.

to be in 1914, but is also well up to that of tes of the active year_1913.

The figures for New York City indicate a marked revival in activity, permits for new construction at this centre being valued at \$12,848,037, against thin a \$4,537,059, a gain of 183.2 per centrations Every borough contributes to the favorable exhibit, but the improvement is especially noticeable in Manhattan, The also at Report and Brooklyn, in all of which

York, as a whole, also make a remarkably satisfactory showing, \$43,49,041, comparing with \$28,536,466, an expansion of 52.4 per cent. At only fifteen oints is any contraction reported, and f these but four show loss in excess f \$200,000—Allentown, \$233,000; Peo a, \$337,000; Portland, Ore., \$243,000 or by the fact that lest was granted for the

Rochester, \$420,000; Seattle, \$559,000; Springfield, Mass., \$453,000; Syracuse, \$373,000 and Toledo \$259,000. The tain walls.
Hugh L. Thompson, architect, has de-FOR 70TH ST. SITE, \$106,550

Caster Rapids
Charleston, W. Va.
Charleston, W. Va.
Chickarboga
Chickara
Chickara
Chickara
Chickara
Chickara
Columbus, Os.
Columbus, Os.
Dallas
Daveoport

DAVIDSON AVE. OPERATION \$85,000 To Be Spent on Two Apartment Houses.

Gronenberg & Leuchtag have com-pleted plans for two five story and base-ment apartment houses, each 56.6x90 feet, on plot 113x90 feet, on the cast-

reet, on pide of Davidson av., 119.9 feet north of Burnside av.

These buildings will accommodate fifty-two families. The fronts will be of tapestry brick, granite and limestone, and will cost \$85,000. They will be built for Charles M. Rosenthal.

Agents Appointed.

Shaw & Co. have been appointed agents for 167 East 113th st., 75 East 121st st. and 61 East 122d st.
William H. Whiting & Co. have been appointed agents for the following properties: Nos. 105 and 107 Nassau st., corner of Ann; 91 and 93 Bleecker and 168 Dunes st.

2017:00 58.00 Milliam A. White & Sons have been 423.01.014 128.314.00 of the property at 127 to 133 West

Regarding this structure and the ment with its classes in domestic aci-marked changes for the better in tenser once and the model food store are con-tentially assessed in the content of the As-Anth house building, the "Edison ducted under the direction of the Association for Improving the Condition of the Poor. It is estimated that the continuous and is one of the best structure has cost the owners in the complete of its kind in the entire city, neighborhood of \$100,000. son. It Is to Be Erected at the Degnon Terminal, Long Island City. buying and rich rewards.